



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JUNE 2, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Kalanit Oded, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Mayor Espinosa called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A 2026 Fair Housing Drawing Contest

Recognition of the winners and participants in the 2026 Fair Housing Drawing Contest.

Housing Manager Frances DeJesus presented certificates to the winners. DeJesus thanked the Osceola County Association of Realtors for their continued support.

3.B Proclamation — National Homeownership Month

National Homeownership Month Proclamation presentation to Joe Johnson.

City Manager Steigerwald read a proclamation in honor of National Homeownership Month as the Mayor and Commissioners presented the proclamation. Recipient Joe Johnson thanked the City for its support.

3.C Employee of the Month for June

Staff requests that the City Commission join the City Manager in recognizing Ulises Jimenez of the Public Works Department as the Employee of the Month for June.

City Manager Steigerwald introduced Ulises Jimenez of the Public Works Department and reviewed the qualities and attributes that led to his nomination and selection as employee of the month. City Manager Steigerwald reminded everyone that the Employee of the Month is not selected by the Commission, City Manager, or department heads, but rather by nominations reviewed and selected by a committee of their peers from all departments in the City, and that there is no greater honor. Jimenez thanked his team for their support.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing — Final Reading – Proposed Ordinance # 26-06 – Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Industrial Business (IN): Hoagland Rd. Future Land Use Map Amendment – LUPA-25-0002

AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Requesting approval of a Final Reading of proposed Ordinance # 26-06 Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Industrial Business (IN) on approximately 18.00 acres of land on Parcel ID: 30-25-29-00U0-0080-0000

City Clerk Crespo read Ordinance # 3137 by title. Planner Ryan Altizer reviewed the land use map amendment and discussed the agenda item details. Mayor Espinosa announced the Public Hearing with no response from the audience. Commissioner Alvarez moved to adopt Ordinance # 3137. Commissioner Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Mayor Espinosa	AYE

Motion carried 5 - 0.

4.B Public Hearing — Final Reading – Proposed Ordinance # 26-07 – Amending the Zoning Map designation from Agricultural Conservation (AC) to Industrial Business (IB): Hoagland Rd. Zoning Map Amendment – ZMA-25-0004

AN ORDINANCE AMENDING ORDINANCE NO. 3129 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Requesting approval of Final Reading of Proposed Ordinance # 26-07 for a Zoning Map Amendment to change the Zoning Map designation from Agricultural Conservation (AC) to Industrial Business (IB) on approximately 18.00 acres of land on Parcel ID: 30-25-29-00U0-0080-0000.

City Clerk Crespo read Ordinance # 3138 by title. Planner Ryan Altizer reviewed the zoning map amendment and discussed the agenda item details. Mayor Espinosa announced the Public Hearing with no response from the audience. Commissioner Martinez moved to adopt Ordinance # 3138. Commissioner Alvarez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Mayor Espinosa	AYE

Motion carried 5 - 0.

4.C Public Hearing — First Reading – Proposed Ordinance # 26-08 – Amending the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS): Hoagland Rd. Future Land Use Map Amendment — LUPA-25-0009

AN ORDINANCE AMENDING ORDINANCE NO. 3130 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF

KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Requesting approval of a First Reading of proposed Ordinance # 26-08 for a Future Land Use Map Amendment to change the Future Land Use Map designation from Single-Family Low Density Residential (SF-LDR) to Conservation (CONS) on approximately 157.31 acres of land on Parcel IDs: 30-25-29-00U0-0080-0000, 25-25-28-00U0-0110-0000 and 36-25-28-00U0-0010-0000.

City Clerk Crespo read Proposed Ordinance # 26-08 by title. Planner Ryan Altizer reviewed the land use map amendment and discussed the agenda item details. Mayor Espinosa announced the Public Hearing with no response from the audience. Commissioner Alvarez made a motion to approve the First Reading of Proposed Ordinance # 26-08. Commissioner Martinez seconded the motion.

Motion carried 5 – 0.

4.D Public Hearing — First Reading – Proposed Ordinance # 26-15 – An Ordinance establishing the Hilliard Isle Community Development District (CDD)

AN ORDINANCE OF THE CITY COMMISSION OF KISSIMMEE, FLORIDA, ESTABLISHING THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT LOCATED IN THE CITY OF KISSIMMEE AND CONTAINING APPROXIMATELY 451 ACRES; PROVIDING FOR THE AUTHORITY OF THE ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD OF SUPERVISORS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Approval of the petition to establish the Hilliard Isle Community Development District (CDD) and adoption of Proposed Ordinance # 26-15

City Clerk Crespo read Proposed Ordinance # 26-15 by title. Planning Manager Brenda Ryan reviewed the project and agenda item. Mayor Espinosa announced the Public Hearing with no response from the audience. Mayor Espinosa and Commissioner Martinez disclosed they had conducted a site visit of the property during a ribbon-cutting ceremony. Per City Attorney Oded, the visit does not disqualify either official from participating in the vote. Commissioner Martinez made a motion to approve the First Reading of Proposed Ordinance # 26-15. Commissioner Eady seconded the motion.

Motion carried 5 – 0.

5. PUBLIC HEARINGS

6. HEAR AUDIENCE *Anything requiring a vote will be heard at a later time.*

Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit “A”) were submitted, and residents addressed the Commission on a variety of topics, including the Azure Hotel Convention Center Project, government transparency, project status updates, experiences with the City's permitting process and associated costs, improvements needed at the park on Central Avenue, and updates regarding pending ethics complaints.

- 7. CONSENT AGENDA** *The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission, in one motion, may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.*

Commissioner Martinez made a motion to approve the consent agenda in its entirety. Commissioner Alvarez seconded the motion.

Motion carried 5 – 0.

- 7.A City Commission Minutes from the May 19, 2026, Meeting
Approval of the May 19, 2026, Commission meeting minutes.
- 7.B Easement Agreements for Woodside Drainage & Utility Phase 2
Requesting approval to enter into a Temporary Construction Easement Agreement (Contract #20260214) and a Perpetual Easement Agreement (Contract #20260215) between the City and Self-Storage Portfolio XXII DST for the Woodside Drainage & Utility Infrastructure Improvements Phase 2 Project, and authorization for the City Manager or designee to execute any extensions, amendments, or other documents necessary to administer the agreements.
- 7.C Professional Services for National Pollutant Discharge Elimination System
Request approval of a Consultant Services Authorization (CSA) (Contract# 20260187) with WSP USA Inc., for professional services related to the National Pollutant Discharge Elimination System (NPDES) in the amount of \$82,485.81, and authorization for the City Manager or designee to execute any related documents or change orders necessary to carry out the terms of this contract.
- 7.D 3-Year HOME Program Consortia Renewal (FYs 2027, 2028, and 2029)
Requesting approval for the Mayor to execute the 3-Year HOME Program Consortia Renewal (Grants #HOME26, #HOME27 and #HOME28).
- 7.E Approval of an Election Administration Policy
Approval of a policy that would establish guidelines and procedures to ensure proper administration of municipal elections, candidate qualifications, and the collection and deposit of election assessments.
- 7.F Second Extension of Continuing Surveying Services Contracts
Request approval for the second one-year extension of the Continuing Surveying Services contracts with the following firms: DRMP, Inc. (#20230253), Johnston's Surveying, LLC. (#20230254), Hanson Walter & Associates, Inc. (#20230255), and KPM Franklin Surveying, Inc. (#20230256).
- 7.G Construction Services for the Chambers Park Phase 2 Project
Requesting approval to contract with 8-KOI, Inc. (Contract #20260213) for construction services for the Chambers Park Phase 2 Project in the amount of \$203,351.00, and authorization for the City Manager or their designee to sign any additional documents or change orders necessary to carry out the terms of this contract.
- 7.H Tohopekaliga Water Authority Developer's Service Agreement
Requesting approval of the Developer's Service Agreement between the City of Kissimmee and the Tohopekaliga Water Authority for the Kissimmee Gateway Airport's new air traffic control tower (contract #20260216).
- 7.I Acceptance of funding from the Florida Department of Transportation Alert Today Florida's High Visibility Enforcement for Pedestrian and Bicycle Safety Program

Approval to authorize the Chief of Police to execute the Letter of Agreement (Grant #HIGHVIS26) with the Institute of Police Technology to accept grant funding from the Florida Department of Transportation (FDOT) Alert Today Florida's High Visibility Enforcement for Pedestrian and Bicycle Safety Program.

8. DISCUSSION ITEMS

8.A Commission Action on Sworn Complaint Against Mayor Jackie Espinosa

Commission Action on the sworn complaint.

Mayor Espinosa handed the gavel to Vice Mayor Eady, who presided over item 8.A.

City Manager Steigerwald reviewed the item and stated that, following the Commission's approval of a resolution to temporarily suspend section 30-25 of the city code, Commission direction was needed on whether to hold the complaint or move forward with transmitting it to the Ninth Judicial Circuit. Vice Mayor opened the floor for public comments. City Attorney Oded advised that no public comment would be received on the item.

Commissioner Ortiz made a motion to accept the complaint and hold it until the ordinance has been amended. Commissioner Alvarez seconded the motion.

AYE: Commissioner Alvarez, Commissioner Ortiz

NAY: Commissioner Eady, Commissioner Martinez

ABSTAIN: Mayor Espinosa

Motion failed 2 – 2 – 1.

City Manager Steigerwald clarified that because the vote failed, no action was taken on the complaint. The gavel was returned to Mayor Espinosa, who resumed presiding over the remainder of the meeting.

8.B Advisory Board Vacancy: Planning Advisory Board

The Commission is requested to make an appointment to fill a vacancy on the Planning Advisory Board.

Commissioner Alvarez made a motion to appoint Martin Levert to the Planning Advisory Board. Commissioner Ortiz seconded the motion.

Motion carried 5 – 0.

8.C Kissimmee Utility Authority (KUA) Board Appointment

To select and appoint one of the previously interviewed candidates recommended by Kissimmee Utility Authority to fill the current vacancy on the KUA Board.

City Manager Steigerwald reported that interviews with three applicants were conducted at 5:00 p.m. Following discussion, the Commission reached a consensus to invite the two top finalists, Javin Lopez and Jordan White, to participate in a second round of interviews. The matter will return to the Commission for a formal vote after the additional interviews have been completed.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reported that legislation approved earlier today authorizes an increased homestead exemption for residential properties, beginning with a \$150,000 exemption in the first year and increasing to \$250,000 in 2028. He stated that staff is analyzing the impact of the measure and preparing recommendations for budget reductions that may be necessary to maintain a balanced budget. These recommendations are

expected to be presented during the first week of July in anticipation of the upcoming budget workshop. He also announced that the City's Juneteenth Celebration will be held on June 13 at Lakefront Park.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Martinez provided an update regarding a recent ethics complaint filed with the Commission on Ethics and noted that the case had been dismissed. Mayor Espinosa highlighted several positive developments within the City, including the successful award of a \$10 million grant for the construction of the new Kissimmee Gateway Air Traffic Control Tower. Vice Mayor Eady expressed appreciation to Darren Soto for his support throughout the process and for his assistance in securing the grant on behalf of the City.

10. ADJOURNMENT

Commissioner Eady made a motion to adjourn. Commissioner Ortiz seconded the motion.

Motion carried 5 – 0.

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 6:54 PM.



ATTEST:

Tameara Crespo

CITY CLERK

Jackie Espinosa

MAYOR-COMMISSIONER

PUBLIC COMMENT CARD
REQUEST TO ADDRESS THE CITY COMMISSION



DATE: 8-2-20

EXHIBIT "A"

AGENDA ITEM #: 6 Public comment

NON-AGENDA ITEM: PERMITTING

NAME: RAY PARSONS

ADDRESS: 111 E. MONUMENT CITY: KISS STATE: F ZIP: 32741

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE 3 MINUTES TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

PUBLIC COMMENT CARD
REQUEST TO ADDRESS THE CITY COMMISSION



DATE: 6/2/2020

AGENDA ITEM #: Public Comment

NON-AGENDA ITEM: _____

NAME: Olga Carino

ADDRESS: 1091 Hidden Harbor CITY: Kissimmee STATE: FL ZIP: 34746

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
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PUBLIC COMMENT CARD
REQUEST TO ADDRESS THE CITY COMMISSION



DATE: 6/2/26

AGENDA ITEM #: ~~8B~~ Hear the audience

NON-AGENDA ITEM: _____

NAME: Lillian Evans

ADDRESS: 1715 Sunny CITY: Kiss STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- ☐ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
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PUBLIC COMMENT CARD
REQUEST TO ADDRESS THE CITY COMMISSION



DATE: 6/2/26

AGENDA ITEM #: ~~7A~~ Hear the audience

NON-AGENDA ITEM: _____

NAME: Jordan Rivera

ADDRESS: 1701 Central Ave CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- ☒ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION



DATE: 6/2/2026

AGENDA ITEM #: OPEN COMMISSION

NON-AGENDA ITEM: speaking on issues

NAME: Jacqueline Trombley

ADDRESS: 139 Westwood drive CITY: Daytona beach STATE: FL ZIP: 32119

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
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